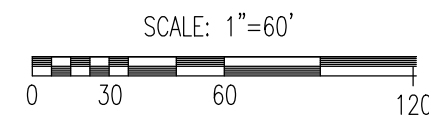
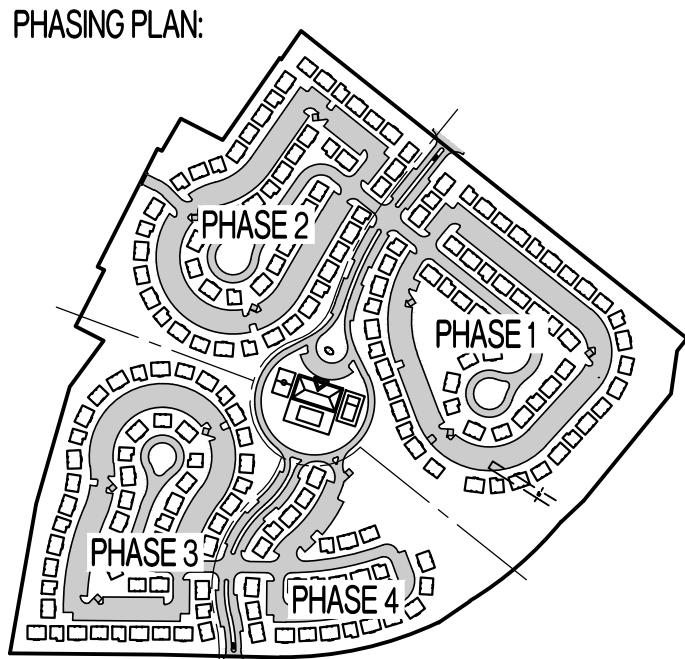
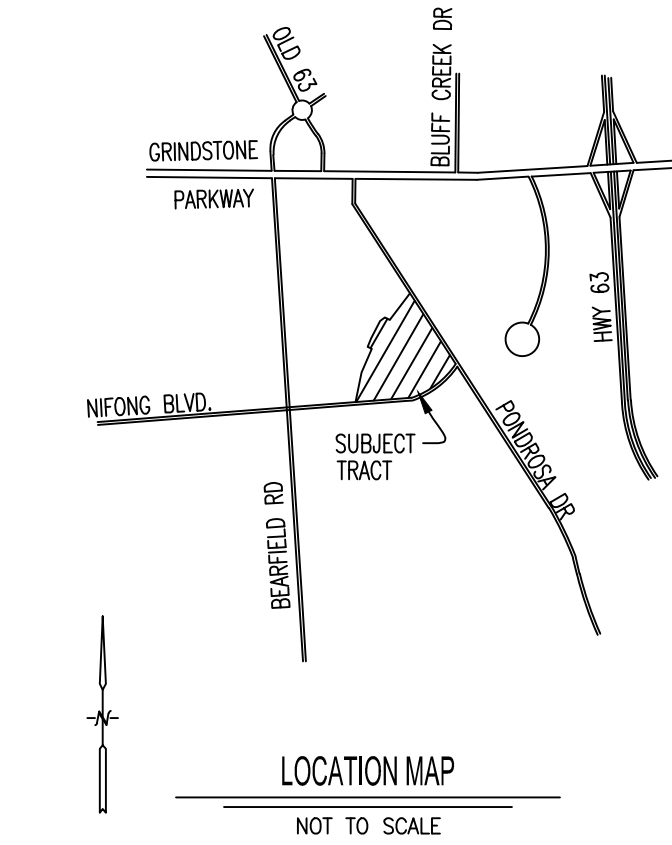


PUD PLAN FOR
ASPEN HEIGHTS

LOCATED IN THE SOUTH HALF OF SECTION 29, TOWNSHIP 48 NORTH, RANGE 12 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
AUGUST 2011

OWNER:
REGENCY OF MISSOURI, INC.
40 NORTH STREET
CARBONDALE, CO. 81623



LEGEND:

- EXISTING SFT CONTOUR
- EXISTING 20FT CONTOUR
- CURB
- EXISTING TREELINE
- PROPOSED TREELINE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- MANHOLE/CLEANOUT
- PROPOSED WATERLINE
- PROPOSED FIRE HYDRANT
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- BUILDING LINE
- EASEMENT
- LOT NUMBER
- PROPOSED PAVEMENT
- PROPOSED DETENTION/BIORETENTION

NOTES:

- THIS TRACT CONTAINS 39.45 ACRES OF WHICH 0.45 ACRES IS RIGHT-OF-WAY.
- THIS TRACT IS CURRENTLY ZONED RMH (PUD-9.5 PENDING).
- THE MAXIMUM HEIGHT OF ANY BUILDING WILL NOT EXCEED 35', MEASURED FROM THE GROUND FINISHED GRADE ON THE FRONT SIDE.
- THE INTENT FOR THIS DEVELOPMENT IS TO HAVE THE SITE DEVELOPED IN ONE TO FOUR PHASES. ANY PHASE OR ANY COMBINATION OF PHASES MAY TAKE PLACE AT ANY TIME.
- THE DEVELOPMENT SIGNS SHALL BE A MONUMENT SIGN WITH A MAXIMUM AREA OF 128 SQ.FT. AND A MAXIMUM HEIGHT OF 8 FT. MEASURED FROM THE ADJACENT GRADE. IT WILL BE PLACED A MINIMUM OF 15' FROM THE RIGHT-OF-WAY AS SHOWN.
- NO PART OF THIS TRACT IS WITHIN THE FLOOD PLAIN AS ADOPTED BY THE CITY OF COLUMBIA AS SHOWN ON PANEL NUMBER 290036-0295 DATED: MARCH 17, 2011.
- ALL SANITARY SEWERS SHALL BE LOCATED WITHIN THE APPROPRIATE WIDTH EASEMENT. SAID EASEMENTS SHALL BE GRANTED AT THE TIME OF FINAL DESIGN.
- THE GATED ACCESS TO PLAY FAIR LANE SHALL BE INSTALLED WITH A KNOX BOX FOR EMERGENCY ACCESS. THIS ACCESS SHALL BE CLOSED AT ALL TIMES EXCEPT IN EMERGENCY.
- A PERIMETER FENCE AND ENTRANCE GATES SHALL BE ALLOWED AROUND THE PERIMETER OF THIS DEVELOPMENT. ANY ACCESS GATE SHALL BE EQUIPPED WITH A KNOX BOX.
- ALL DRIVEWAY, ROADWAY AND ACCESS AISLES ARE SUBJECT TO FIRE DEPARTMENT APPROVAL AT THE TIME OF FINAL DESIGN.



UNIT CALCULATIONS:

TOTAL NUMBER OF UNITS:	330
(A) 2 UNIT BUILDINGS - 2 BEDROOM EACH UNIT:	102
(B) 3 UNIT BUILDINGS - 3 BEDROOM EACH UNIT:	180
(C) 4 BEDROOM HOUSE:	48

DENSITY CALCULATIONS:

LOT AREA:	39.0 ACRES
PROPOSED NUMBER OF UNITS:	330
PROPOSED DENSITY:	8.5 UNITS / ACRE
EXISTING ZONING: (PENDING)	PUD-9.5

PARKING CALCULATIONS:

PARKING REQUIRED:	
51 - 2 UNIT BUILDINGS - 2 BEDROOM EACH UNIT (102 UNITS):	2 SPACES / UNIT = 204 SPACES
90 - 2 UNIT BUILDINGS - 3 BEDROOM EACH UNIT (180 UNITS):	3 SPACES / UNIT = 540 SPACES
48 - 4 BEDROOM HOUSE:	2 SPACES / UNIT = 96 SPACES
PLUS 1 SPACE / 5 UNITS:	= 66 SPACES
TOTAL SPACES REQUIRED:	= 906 SPACES
TOTAL SPACES PROPOSED:	= 1,148 SPACES

CALCULATIONS:

AREA:	
TOTAL LOT AREA =	39.0 ACRES
PARKING LOT AREA =	10.5 ACRES
TOTAL PAVEMENT AREA =	28.5 ACRES

LANDSCAPE COMPLIANCE:

TOTAL PARKING LOT & DRIVE AREA=	456,088 SQ. FT.
TREES REQUIRED @ 1 TREE/4500 SQ. FT. =	101 TREES
TOTAL TREES REQUIRED=	101 TREES
MEDIUM TO LARGE TREES REQUIRED (30%)=	32 TREES
TOTAL TREES PROVIDED=	101 TREES

STREAM BUFFER STATEMENT:

THE STREAM BUFFER LIMIT SHOWN ON THIS TRACT IS INTENDED TO COMPLY WITH THE REQUIREMENTS OF CHAPTER 26 OF THE ZONING REGULATIONS OF BOONE COUNTY, MISSOURI. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION WITHIN THE DESIGNATED STREAM BUFFER EXCEPT AS APPROVED BY THE DIRECTOR.

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA, MISSOURI,
THIS ____ DAY OF _____, 2011.

ACCEPTED BY THE PLANNING AND ZONING COMMISSION,
THIS ____ DAY OF _____, 2011.

DOUG WHEELER CHAIRPERSON

ROBERT MCDIVID - MAYOR

SHEELA AMIN - CITY CLERK

SITE/CIVIL ENGINEER:

CROCKETT
ENGINEERING CONSULTANTS
2608 North Stadium Boulevard
Columbia, Missouri 65202
(573) 447-0292

www.crockettengineering.com
Crockett Engineering Consultants, LLC
Missouri Certificate of Authority
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